

SUMMARY

Village Location

Three Bedrooms

Two Bathrooms

Recently Updated

Open Plan Living/Dining Room

Walled Garden



The Old Vicarage is an elegant and handsome double fronted Georgian property set in the heart of the old village. This Grade II listed house sits in a prominent corner plot behind a curving range of wrought iron railings. Built in approximately 1824 and having undergone sympathetic extension and renovation in recent times, The Old Vicarage now enjoys a superb mix of period charm and contemporary living. The central hallway is flanked by the main reception room and the kitchen. The sitting room offers a large fireplace with inset wood-burning stove and leads to a delightful second reception room. The extension to the rear of the house has transformed the accommodation, now providing an open plan dining/family area with 3 sets of bi-fold glazed doors leading to the level and private patio and garden. Upstairs the generous landing affords a front aspect reading area before arriving at three well-proportioned bedrooms, and a striking family shower room. In addition to the shower room there is an en suite bathroom that completes the first floor.





ACCOMMODATION

Living Room 32' 2" x 24' 6" (9.8m x 7.47m)

The new extension adds a wonderful living & dining room to the rear of the house, transforming the accommodation providing an open plan dining/family area with 3 sets of bi-fold glazed doors leading to the level and private patio and garden.

Study 19' 4" x 16' 2" (5.89m x 4.93m)

A room full of character that you would expect from a property like this. A wonderful room that captures the morning sun with the east facing windows. If you're an avid reader you'll love this room - floor to ceiling bookshelves and wonderful natural light.

Kitchen 22' 8" x 12' 5" (6.91m x 3.78m)

Designed for the serious cook, this kitchen was completely remodelled in 2011. With granite counter-tops, maple floors and stainless steel appliances, no expense was spared. Double ovens, six burner gas hob, built-in American style fridge/freezer and Miele dishwasher. There is a separate utility room with washer and dryer and door leading to the garage.

Master Bedroom 18' 5" x 16' 3" (5.61m x 4.95m)

The fabulous master suite offers a lovely east facing room that captures all of the morning sunlight. Great proportions allow space for two large, free standing wardrobes. There's also the added benefit of one built-in wardrobe. The views over the garden and village green would be a joy to wake up to each morning.

Ensuite 14' x 11' 10" (4.27m x 3.61m)

Thanks to the natural stone finish, this room is an oasis of calm. With under floor heating, large walk-in shower and a free standing bath, a wonderful room to soak away the days blues.

Bedroom 1 18' 1" x 15' 9" (5.51m x 4.8m)

Proportions that you'd expect for a main bedroom in a property of this type. Ample room for wardrobes and drawers. West facing windows overlooking the gardens and fields.

Bedroom 2 18' 2" x 10' 4" (5.54m x 3.15m)

Positioned to the front of the property, this room has the dimensions to comfortably fit two twin beds and still allow space for free standing wardrobes. Access to the loft is gained from this room.

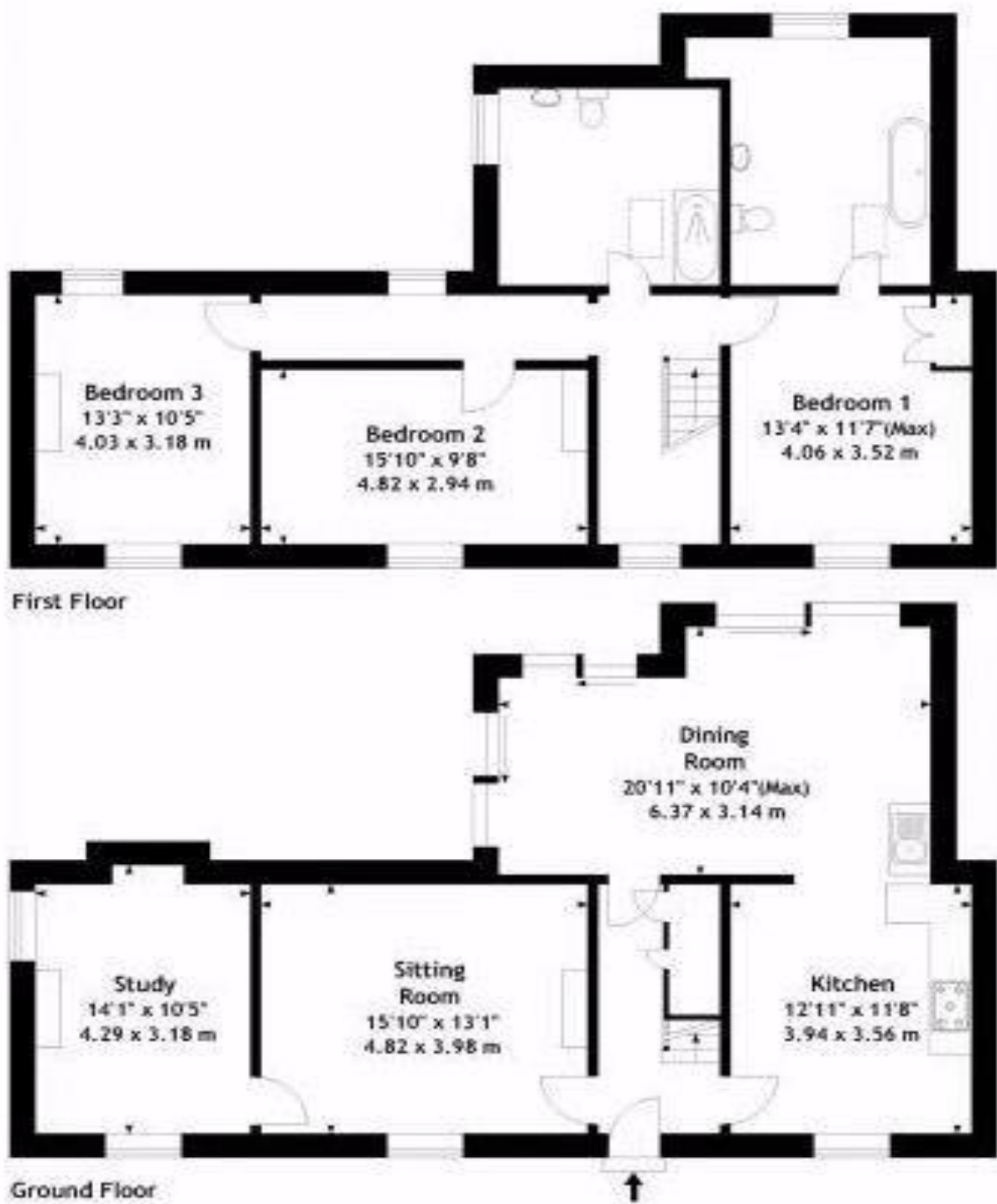
Bathroom 16' 1" x 10' 11" (4.9m x 3.33m)

White suite incorporating bath with shower over, wash basin, WC, under floor heating and heated towel rail. There's also ample storage for towels etc.





FLOORPLANS



DIRECTIONS

Take the A36 from either Bath or Frome into the centre of the village. The Old Vicarage can be found opposite the Post Office and the Queens Head pub.

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

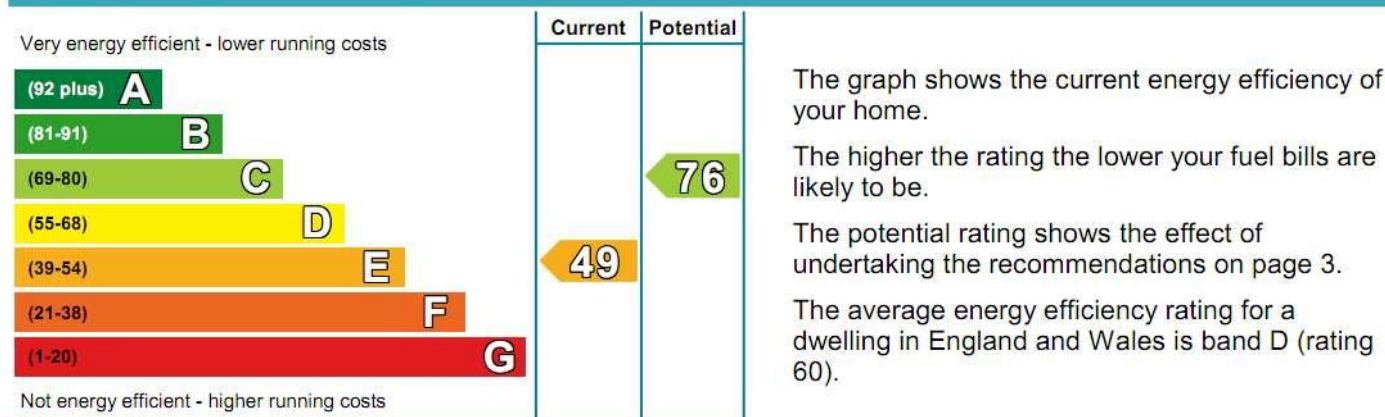
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.